

083.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

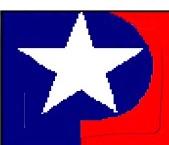
758,100 / 758,100

USE VALUE:

758,100 / 758,100

ASSESSED:

758,100 / 758,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GALEOTA JOSEPH A JR & VIDA/TR	
Owner 2: GALEOTA FAMILY TRUST	
Owner 3:	

Street 1: 104 PARK AVE EXT	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: GALEOTA JOSEPH A/ETAL -	
Owner 2: GALEOTA VIDA A -	

Street 1: 104 PARK AVE EXT	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1581 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5875		Sq. Ft.	Site		0	70.	1.01	6									417,374						417,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5875.000	340,700		417,400	758,100		52230
							GIS Ref
							GIS Ref
							Insp Date
							09/08/18

PREVIOUS ASSESSMENT								Parcel ID	083.0-0006-0002.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	340,700	0	5,875.	417,400	758,100		Year end	12/23/2021
2021	101	FV	331,300	0	5,875.	417,400	748,700		Year End Roll	12/10/2020
2020	101	FV	331,500	0	5,875.	417,400	748,900		748,900 Year End Roll	12/18/2019
2019	101	FV	251,900	0	5,875.	411,400	663,300		663,300 Year End Roll	1/3/2019
2018	101	FV	251,900	0	5,875.	316,000	567,900		567,900 Year End Roll	12/20/2017
2017	101	FV	251,900	0	5,875.	298,100	550,000		550,000 Year End Roll	1/3/2017
2016	101	FV	251,900	0	5,875.	274,300	526,200		526,200 Year End	1/4/2016
2015	101	FV	238,700	0	5,875.	256,400	495,100		495,100 Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALEOTA JOSEPH	1482-121		12/16/2015	Convenience		1	No	No	
MAHANTY SIV	1131-72		8/22/1994		145,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/3/2004	683	Dormers	38,000	C		G6	GR FY06	25X16 RR DRMR, 15X	9/8/2018	Inspected	PH	Patrick H
11/6/1995	637	Manual	300					WOODSTOVE	8/13/2018	MEAS&NOTICE	CC	Chris C
11/10/1994	620		5,000					15X20 STORE ROOM	11/25/2008	Meas/Inspect	336	PATRIOT
									4/5/2005	Permit Visit	BR	B Rossignol
									2/18/2000	Inspected	276	PATRIOT
									1/14/2000	Mailer Sent		
									1/14/2000	Measured	163	PATRIOT
									12/1/1981		MM	Mary M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	15 - Old Style			Full Bath:	1	Rating:	Average	OF=BMT SINK & 5 FIXTURES IN FBATH.												
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	1	Rating:	Very Good													
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:														
Foundation:	2 - Conc. Block			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:														
Sec Wall:		%		OthrFix:	3	Rating:	Very Good													
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1												
Color:	SALMON			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl:		Rating:		Other												
GENERAL INFORMATION				WSFlue:		Rating:		Upper												
Grade:	C - Average			CONDOS INFORMATION						Lvl 2										
Year Blt:	1926	Eff Yr Blt:		Location:		Total Units:		Lvl 1												
Alt LUC:		Alt %:		Floor:		Total:	RMs: 7	BRs: 4	Baths: 1	HB										
Jurisdct:	G6	Fact: .		% Own:																
Const Mod:				Name:																
Lump Sum Adj:				DEPRECIATION						REMODELING				RES BREAKDOWN						
INTERIOR INFORMATION				Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL								
Avg Ht/FL:	STD			Functional:		%		Interior:	1	7	4	M								
Prim Int Wal	2 - Plaster			Economic:		%		Additions:												
Sec Int Wall:		%		Special:		%		Kitchen:												
Partition:	T - Typical			Override:		%		Baths:												
Prim Floors:	3 - Hardwood			Total:	18.6	%		Plumbing:												
Sec Floors:	4 - Carpet	25 %		CALC SUMMARY						Electric:										
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	135.00	COMPARABLE SALES						Heating:								
Subfloor:				Size Adj.:	1.31413651	Rate	Parcel ID	Typ	Date	Sale Price			General:							
Bsmnt Gar:	1			Const Adj.:	0.97757620								Totals	1	7	4				
Electric:	3 - Typical			Adj \$ / SQ:	173.430															
Insulation:	2 - Typical			Other Features:	93200															
Int vs Ext:	S			Grade Factor:	1.00															
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000															
Heat Type:	5 - Steam			NBHD Mod:																
# Heat Sys:	1			LUC Factor:	1.00															
% Heated:	100	% AC:		Adj Total:	418581															
Solar HW:	NO	Central Vac:		Depreciation:	77856	Juris. Factor:	1.00		Before Depr:	173.43										
% Com Wal		% Sprinkled		Deprecated Total:	340725	Special Features:	0		Val/Su Net:	109.30										
						Final Total:	340700		Val/Su SzAd:	215.50										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 083.0-0006-0002.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			AssessPro Patriot Properties, Inc
More: N		Total Yard Items:				Total Special Features:								Total:						